

Addendum

Issue Paper D: FAR & Lot Coverage

Staff has identified errors in Issue Paper D: Floor to Lot Area Ratios (FARs) and Lot Coverage. The corrections are listed below:

Part I, pgs. 19 & 20

The FAR and square footage of the example property, 245 San Nicolas, are as follows:

Characteristics of (14 of 20) Closest Properties to 245 San Nicolas

FAR range	Property Characteristics	
.16 to .20	4	Lowest Value Mode
.21 to .25	4	Highest Value Mode / Median
.26 to .30	1	Mean
.31 to .35	1	
.36 to .40	2	
.41 to .45	1	
.46 to .50	1	
<u>.51 to .55</u>	<u>245 San Nicolas (.52 FAR)</u>	

Characteristics of (14 of 20) Closest Properties to 245 San Nicolas

Square footage range	Property Characteristics	
1000 - 1500	6	Mode
1500 - 2000	4	Median, Mean
2000 - 2500	2	
2500 - 3000	2	
<u>3000 - 3500</u>	<u>245 San Nicolas (~3060 sq. ft.)</u>	

Part II, p. 9

Option #3: Include Loggias, ~~and~~ Covered Balconies and Covered Upper-Story Decks, Patios and Porches.

Option #4: Include Enclosed Balconies, Decks, Patios and Porches ~~Covered and Surrounded by Walls.~~

Part II, p. 13

Balconies, Decks, Loggias, Patios & Porches

Option #3: Include Loggias, ~~and Covered Balconies, and Covered Upper-Story Decks, Patios and Porches.~~

Option #4: Include Enclosed Balconies, Decks, Patios and Porches ~~Covered and Surrounded by Walls.~~

Part II, p. 15

The definition of “Gross Floor Area” is:

Gross Floor Area: The area inside and including exterior walls of a building, *including*:

- area occupied by exterior walls
- area or structures used exclusively for covered parking
- interior courts
- exterior courts in the front yard
- upper-story, covered: loggias, balconies, and decks
- enclosed: decks, balconies, patios and porches
- each floor a stairway and elevator shaft(s) occupies
- attics, cellars and basements that exceed a grade-to-ceiling height of five (5) feet

excluding:

- uncovered, unenclosed: balconies and decks
- unenclosed ~~decks, balconies,~~ patios or porches, covered or uncovered
- ~~uncovered decks, balconies, patios or porches~~
- attics, cellars and basements that do not exceed a grade-to-ceiling height of five (5) feet

Part II, Attachments

The attachments include:

Town of Woodside Guidelines for Calculating the Floor Area of Buildings.

http://www.woodsidetown.org/PDF/Floor_Area_Calc_Guidelines.pdf

Copies of this attachment are available.